



MEDBOURNE LANE,
LIDDINGTON

Carter Jonas

MEDBOURNE HOUSE, MEDBOURNE LANE, LIDDINGTON, WILTSHIRE, SN4 0EY

KEY FEATURES

- Detached farmhouse
- 2978 square feet
- Rural, edge of village location
- Period features
- Four bedrooms
- One bathroom (with scope for another on the second floor)
- Garage and driveway parking
- Fabulous Gardens

A CHARMING FOUR BEDROOM DETACHED FARMHOUSE, LOCATED ON THE EDGE OF THE VILLAGE WITH DELIGHTFUL GARDENS.



SITUATION

Medbourne House is a typical Wiltshire farmhouse, situated in the hamlet of Medbourne, part of the village of Liddington and in the North Wessex Downs AONB / National Landscape. Liddington itself has an ancient church, a pub with dining facilities, a village hall and playing field.

Communications are excellent with regular trains from Swindon and Hungerford to London Paddington from 45 and 50 minutes respectively. Junction 15 of the M4 motorway is about a mile away and provides fast access to London, Heathrow and the West Country. There are many well regarded state schools in the area including Wanborough Primary, The Ridgeway School and St. John's Marlborough. There are also a number of schools in the private sector namely Pinewood (prep.), Dauntsey's, Marlborough College and St Mary's Calne.

Within close proximity are a number of hospitals, namely GWH (1 mile away) Ridgeway Hospital (7 miles) and the Wanborough Surgery (1.5 miles and rated "outstanding" by CQC).

The property is close to The Ridgeway which provides a wonderful network of walks.

DESCRIPTION

Medbourne House is a charming Grade II listed house believed to date from the late 17th century with late 20th extensions.

At 2978 square feet (inc. garaging), the house offers excellent proportions throughout and the spacious and welcoming entrance sets the tone for this superb home.

There is no shortage of reception space and of particular note is the impressive drawing room which enjoys high ceilings, period features and views out over the garden. The accommodation also offers great flexibility of space with a second reception room to the front and double aspect dining room with fabulous, vaulted ceiling with views over gardens to front and rear.

The kitchen and separate breakfast room are located at the rear of the house and could be opened up (subject to necessary consents) should there be the want / need for a more open plan feel. The downstairs accommodation is completed by a utility room with cupboards and a separate cloakroom.

The triple aspect principal bedroom enjoys a light and airy feel and generous proportions. A further double bedroom and family bathroom complete the first-floor accommodation. The second floor features two further double bedrooms and the larger of these rooms has the space and potential (subject to obtaining the necessary consents) to create an additional bathroom on this floor.

OUTSIDE

The property is approached via a five-bar gate and Yorkstone paviour driveway leading to a large parking area. The double garage offers additional parking or useful storage, in addition to the garden store which adjoins it.

The delightful, mature gardens are a particular feature of this stunning property and have been meticulously cared for over the years. Set around the lily pond with ornamental fountain, the garden enjoys great privacy and is mainly laid to lawn with a wide variety of mature trees and shrubs together with box hedges, a vegetable garden and several mature fruit trees. There is an additional garden area at the rear, accessed from the dining room and breakfast room, containing another area of lawn and west facing patio, the perfect spot to enjoy the afternoon sun. It also features a summerhouse and potting shed.

A further gravelled area adjacent to the road provides overflow parking and/or storage.

SERVICES & MATERIAL INFORMATION

- Freehold
- Grade II Listed
- Mains water, mains drainage. Gas fired central heating.
- Council tax band: G - Swindon Borough Council
- Energy efficiency rating: Exempt / Listed
- Broadband and mobile coverage. Please refer to <https://checker.ofcom.org.uk/>

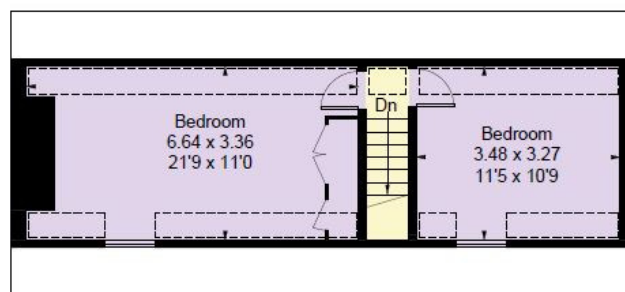
GUIDE PRICE £950,000 subject to contract

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office

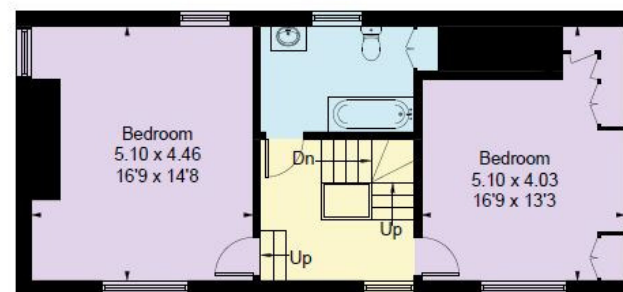




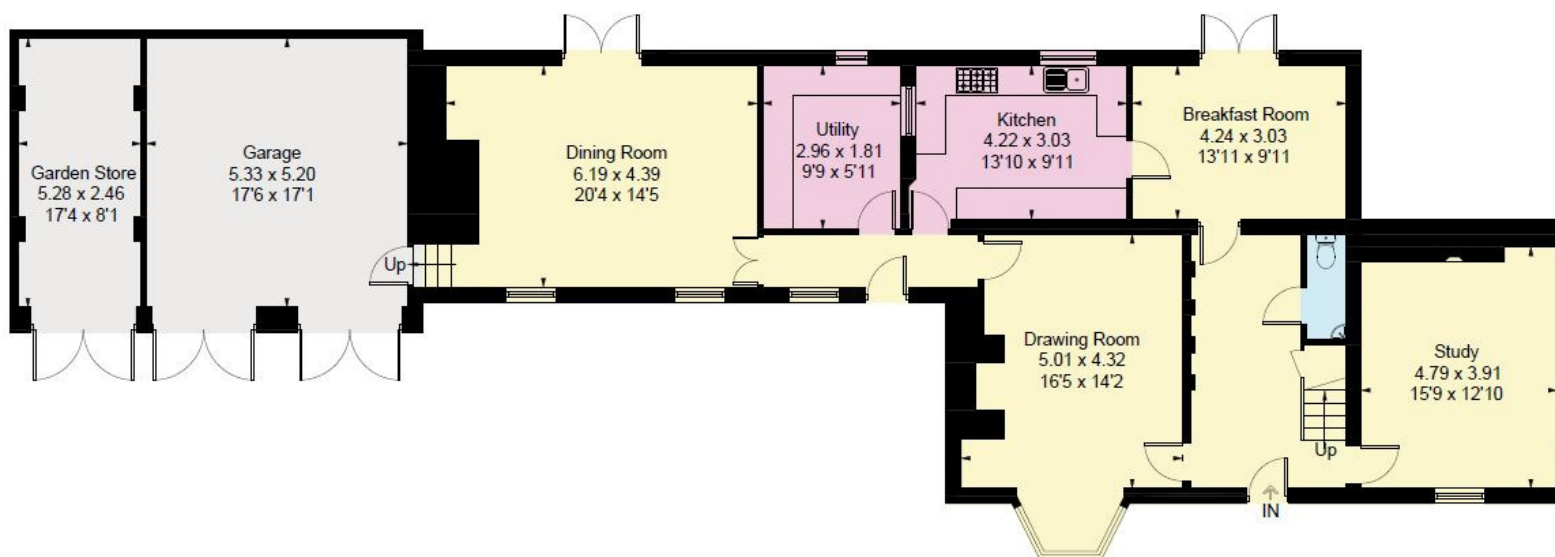
Approximate Area = 276.7 sq m / 2978 sq ft and Garage
Including Limited Use Area (10.9 sq m / 117 sq ft)



Second Floor



First Floor



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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